

PLANNING REF : 260737
PROPERTY ADDRESS : Arborfield Village Hall
: Eversley Road, Arborfield
: RG2 9PQ
SUBMITTED BY : Arborfield & Newland Parish Council
DATE SUBMITTED : 21/05/2026

COMMENTS:

A number of local residents have requested that the Parish Clerk submit their responses to this planning application so that they may remain anonymous:

Objection 1

I would like to formally object to this planning application and wish to raise the following concerns regarding the proposed development, which appears likely to increase the size of the existing site by approximately three to four times its current scale.

1. Traffic Impact

I am concerned about the increase in traffic movements, particularly at the roundabout junction of Eversley Road and Poperinghe Way, as well as at the upper section of Poperinghe Way where the road divides. The local road infrastructure already experiences congestion and additional traffic is likely to worsen safety and accessibility issues.

2. Noise and Air Pollution

The proposed expansion is likely to result in increased levels of noise pollution and vehicle emissions, which would negatively affect the amenity and quality of life of nearby residents.

3. Impact on Public Footpaths and Local Amenity

There is concern that the development could contribute to a rise in the use of unlicensed and uninsured motorcycles in the surrounding area. This already causes significant noise disturbance and distress to dog walkers, cyclists, ramblers, and other users of the public footpaths behind Poperinghe Way.

4. Waste, Litter, and Environmental Concerns

Littering is already an issue both at the top of Poperinghe Way and within the large waste area located to the north-west rear of the existing site. The area currently resembles a local refuse tip, creating a considerable visual eyesore and, in my view, presenting a potential health and environmental risk. An expanded development may further exacerbate these issues.

5. Parking and Highway Safety

Parking on Poperinghe Way is already problematic. Increasingly, vehicles are being parked on pavements, creating hazards for pedestrians, wheelchair users, and residents with prams. The proposed

development
could lead to additional indiscriminate parking
and
further compromise highway and pedestrian safety.

6. Loss of Green Space

I am also concerned that this proposal would
contribute to the continued loss of already
diminishing green spaces within the local area, to the
detriment of both residents and local wildlife.

7. Previous Unauthorised Development and Enforcement Concerns

I
understand that the site has previously been
extended without Council permission or approval,
and that an injunction is currently in place. I would
therefore seek clarification as to whether approval of
this application for one static caravan would affect or
invalidate the
existing injunction. I am also concerned about how compliance would
be monitored and
enforced in practice. Given the history of
unauthorised expansion, it seems unlikely that the
development would remain limited to a single static
caravan, which could in turn intensify all of
the
concerns outlined above.

For the reasons set out above, I
respectfully request that
the Council carefully considers the lative impact of
this proposal on local residents, infrastructure, public
amenity, and the surrounding environment before
reaching any decision.

Objection 2:

- 1) There are regularly fires with black smoke giving toxic fumes
which are detrimental to local residents health and smell awful
making it difficult to enjoy our outdoor space or open windows.
- 2) The road at the top of Poperinghe Way is dangerous for
pedestrians crossing and cars often pull out of and into the road
where the traveller site is at speed and without looking. Children
cross the road to school and I am concerned that more vehicles using
the road will increase that danger even more. It's already a
problem. If Highways observed for a short period of time, they would
see this is a problem.
- 3) The area at the top of the road is often littered, despite
local residents from Poperinghe Way clearing it. The litter comes
from cars accessing the travelling site throwing it out the
window or opening the car doors and dropping litter at the side of
the road.
- 4) Further noise pollution from unlicensed vehicles driving down
the path that is alongside Poperinghe Way. Some of the vehicles
doing this appear to originate from the traveller site.

Objection 3:

I
would like to formally object to this planning application and wish
to raise the following concerns regarding the proposed development,
which appears likely to increase the size of the existing site by
approximately three to four times its current scale.

1. Traffic Impact

I am concerned about the increase in traffic movements, particularly at the roundabout junction of Eversley Road and Poperinghe Way, as well as at the upper section of Poperinghe Way where the road divides. The local road infrastructure already experiences congestion and additional traffic is likely to worsen safety and accessibility issues.

2. Noise and Air Pollution

The proposed expansion is likely to result in increased levels of noise pollution and vehicle emissions, which would negatively affect the amenity and quality of life of nearby residents.

3. Impact on Public Footpaths and Local Amenity

There is concern that the development could contribute to a rise in the use of unlicensed and uninsured motorcycles in the surrounding area. This already causes significant noise disturbance and distress to dog walkers, cyclists, ramblers, and other users of the public footpaths behind Poperinghe Way.

4. Waste, Litter, and Environmental Concerns

Littering is already an issue both at the top of Poperinghe Way and within the large waste area located to the north-west rear of the existing site. The area currently resembles a local refuse tip, creating a considerable visual eyesore and, in my view, presenting a potential health and environmental risk. An expanded development may further exacerbate these issues.

5. Parking and Highway Safety

Parking on Poperinghe Way is already problematic. Increasingly, vehicles are being parked on pavements, creating hazards for pedestrians, wheelchair users, and residents with prams. The proposed development could lead to additional indiscriminate parking and further compromise highway and pedestrian safety.

6. Loss of Green Space

I am also concerned that this proposal would contribute to the continued loss of already diminishing green spaces within the local area, to the detriment of both residents and local wildlife.

7. Previous Unauthorised Development and Enforcement Concerns

I understand that the site has previously been extended without Council permission or approval, and that an injunction is currently in place. I would therefore seek clarification as to whether approval of this application for one static caravan would affect or invalidate the existing injunction. I am also concerned about how compliance would be monitored and enforced in practice. Given the history of unauthorised expansion, it seems unlikely that the development would remain limited to a single static caravan, which could in turn intensify all of the concerns outlined above.

For the reasons set out above, I respectfully request that the Council carefully considers the

cumulative impact of this proposal on local residents, infrastructure, public amenity, and the surrounding environment before reaching any decision.

Just to note that residents of Poperinghe Way have received no notification via post of any planning of Highfield Park over the last 5/6 years. These plans have only been discovered recently online.